

**AGENDA FOR THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, NOVEMBER 9, 2020 AT 7:00 PM**

The Board of Supervisors meeting will be held at the Township Building. Social distancing will be in effect and masks will be required. Capacity will be limited. The public is also welcome to attend the meeting remotely via conference call by calling either (916) 233-0790 or (800) 941-1840 and using PIN: 506217 #

6:00 Executive Session

7:00 Call to Order – Pledge of Allegiance

1. Ordinances.

Ordinance 2020-247 – Miscellaneous Amendments to Driveway, Subdivision and Land Development and Zoning Ordinances

Public Hearing and Consideration of Approval of an Ordinance Amending the Code of Ordinances of the Township of East Coventry, Chester County, Pennsylvania, to Amend Chapter 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 7 (Dimensional Requirements), Paragraphs A and D to Clarify Dimensional Requirements for Driveways on Lots with Attached Dwelling Units and Attached Garages; to Amend Subsection 16 (Turnaround Requirements), to Require a Turnaround Area for All Lots Abutting Roads Not Classified Local or Private; to Amend Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions), to Update the Definition of “Comprehensive Plan”; to Amend Part 3 (Plan Processing and Content), Section 22-301 (Plan Classification and Public Notification), Subsection 3, Paragraph A (Minor Subdivision Plan), Subparagraph (1), Clause (a), to Allow Minor Subdivision Classification Notwithstanding Dedication of Sewer Laterals; to Amend Section 22-418 (Sidewalks), Subsection 1, to Eliminate the 10-lot minimum and require all Major Subdivisions and Land Developments Provide Sidewalks; to Amend Section 22-428 (Landscaping, Screening and Buffering), Subsection 1, to Clarify that Landscaping is Required for Land Developments; to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Update the Definitions for “Comprehensive Plan” and “Garage”; to Amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph B (Uses Accessory to Dwellings), Subparagraph (3), to Clarify Garage Requirements, to Amend Paragraph D (Sheds, Leans-To, Storage Buildings Accessory to All Residential Dwellings) to Permit Sheds to the Rear of the Principal Structure on a Corner Lot, and to Amend Paragraph E (Uses Accessory to Commercial Activities) to Restrict Sheds, Leans-To and Storage Buildings to the Rear Yard of the Principal Structure; and to Amend Part 20 (Wireless Communications Facilities), Section 27-2004 (Requirements for Tower-Based Wireless Communications Facilities Located Outside the Right-of-Way), Subsection 1, Paragraph E (Development Regulations), Subparagraph (7), to Update the Applicable ANSI Standards.

2. Solicitor’s Report

- Discuss a Possible Amendment to Section 27-702.3.B of the Zoning Ordinance, as requested by the Owen J. Roberts School District, Pertaining to an Educational Services Center and Storage at the Old East Coventry Elementary School.

3. Minutes.

- Consideration of Approval of the Minutes of the October 12, 2020 meeting.

4. Public Comment.

5. Reports.

➤ Consideration of Township Manager Report.

- Consideration of Approval to Authorize Advertisement of the Draft 2021 Township Budget for Approval at the December 14, 2020 Meeting of the Board of Supervisors.
 - Discuss Possibly Raising Sewer Rental Rates for 2021.
- Consideration of Approval to Authorize Advertisement of the Appointment of Herbein & Company, Inc. as the Township Auditors for the Fiscal Year Ending December 31, 2020.
- Consideration of Renewing an Energy Renewal Agreement through the Pennsylvania Municipal Utility Alliance.
- Consideration of Approval for the Advertisement of Bids to Farm the Maack Property.
- Consideration of Approval of the Annual Cub Scouts, Pack 4, Wreaths Across America Ceremony on Saturday, December 19, 2020 from 11:30 am to 12:30 pm at Ellis Woods Revolutionary War Cemetery.

➤ Consideration of Township Engineer Report.

➤ Consideration of approving reports from various departments and committees.

6. Subdivisions and Land Development.

No Subdivisions and Land Development brought before the board.

7. Zoning Hearing Board Applications.

Application No. 277 – 6 Lubold Road, Pottstown, PA 19465 - Ryan and Jennifer Gayle

Application for a variance to install an inground fiberglass pool 45' x 16' with stone patio around pool and storage shed not to exceed 400 square feet in the front or side yard. The rear of the property situate at 6 Lubold Road abuts Ellis Woods Road and therefore, under the Zoning Ordinances is considered to be a front yard, therefore as they do not have a rear yard, they cannot install a pool and storage shed without a variance.

Application No. 276 – 125 Buckwalter Road, Pottstown, PA 19465 – Zimrick Group LLC

Application for a variance from the terms of the Zoning Ordinance to build a house on the property although it does not meet the minimum net lot area, minimum lot width and minimum side yard setbacks. **APPROVED BY ZHB 10/26/2020**

8. Other Business.

- Announcement that PARRC Now Exists as an Intergovernmental Cooperative Agency and Confirmation of PARRC Board Representative and Alternate.
- Review of the Eagle Scout Project List.

9. Exonerations.

10. Payment of Bills.

11. Adjournment.